REAL ESTATE COMMITTEE AGENDA REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 3, 2002

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN MACK and COUNCILWOMAN McDONALD

Also Present: DEPUTY CITY MANAGER BETSY FRETWELL, DEPUTY CITY ATTORNEY TOM GREEN, CITY CLERK BARBARA JO (RONI) RONEMUS, and ASSISTANT DEPUTY CITY CLERK VICKY DARLING

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations: Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(3:08)

AGENDA SUMMARY PAGE REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 3, 2002

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 3, 2002			
DEPAR DIRECT	RTMENT: PUBLIC WORKS FOR: RICHARD D. GOECK	CONSENT X DISCUSSION	
SUBJE	÷CT·		
REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly			
Vegas a	and I Have A Dream Foundation (a Lease Agreement renewal between the City of Las (IHAD), a Nevada non-profit corporation, for space located at 320 South 9th Street - Ward 5 (Weekly)	
<u>Fiscal</u>	<u>Impact</u>		
X	No Impact	Amount:	
	Budget Funds Available	Dept./Division:	
	Augmentation Required	Funding Source:	

PURPOSE/BACKGROUND:

The City purchased the former First Baptist Church at 9th & Bridger Streets with CDBG funds acquiring the main building & an additional structure formerly used as a parsonage. The parsonage is a 3 room structure which presently houses Jude 22 for operation of the Senior Nutrition Center, providing emergency food services for senior citizens. IHAD will occupy 1 room of the structure for use with educational mentoring & tutoring of qualifying low to moderate income children. IHAD's goal is to mentor and tutor children up & through college with tuition guaranteed for duration of their education.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

- 1. Lease Agreement
- 2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

JOHN McNELLIS, Deputy Director of Public Works, explained that this is a lease extension. The tenant entered the property last year and has had a very successful operation at the site. Staff recommends approval of this extension which would take the lease through August 2003.



REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 3, 2002

Public Works

Item 1 – Discussion and possible action regarding a Lease Agreement renewal between the City of Las Vegas and I Have A Dream Foundation (IHAD), a Nevada non-profit corporation, for approximately 300 square feet of office space located at 320 South 9th Street

MINUTES – Continued:

COUNCILWOMAN McDONALD discussed with DEPUTY CITY MANAGER FRETWELL that the rectory portion is shared by this organization and Jude 22. Jude 22 is looking at additional space. Staff is still working on a no-cost plan for the overall facility with Housing and Urban Development. Ideas being discussed include additional senior services, a senior resource center, expansion of Jude 22, co-location of the Senior Law Project and other uses.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:08-3:12)

AGENDA SUMMARY PAGE REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 3, 2002

PURPOSE/BACKGROUND:

The City purchased the former First Baptist Church at 9th and Bridger Streets with CDBG funds acquiring the main building and an additional structure formerly used as a parsonage. The parsonage is a 3 room structure which presently houses Jude 22 for operation of the Senior Nutrition Center, providing emergency food services for senior citizens. Jude 22 will occupy the main room (transformed into a warehouse area), the front area for receiving and processing clients, and storage closets.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

- 1. Lease Agreement
- 2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

JOHN McNELLIS, Deputy Director of Public Works, explained that this is a lease extension for the second of two tenants in the parsonage building. This tenant uses 1200 feet of the 1500 foot building. Staff recommends approval of this one-year extension of the one-year lease.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 3, 2002

Public Works

Item 2 – Discussion and possible action regarding a Lease Agreement renewal between the City of Las Vegas and Jude 22, a Nevada non-profit corporation, for approximately 1200 square feet of office space located at 320 South 9th Street

MINUTES – Continued:

COUNCILWOMAN McDONALD discussed with SHARON SEGERBLOM, Director of Neighborhood Services, that Jude 22 serves as a food pantry for seniors with both regular food and special supplements for seniors. There is a need for more space because of the increased demand for the service. Staff tracks the statistics for the organization because it receives Community Development Block Grant funds. As a result, staff has found the level of poverty of those utilizing the service is shocking. This is a volunteer organization with no paid staff. The organization began out of someone's garage.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:12-3:14)

AGENDA SUMMARY PAGE REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 3, 2002

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DEPARTMENT: NEIGHBORHOOD SERVICES DIRECTOR: SHARON SEGERBLOM CONSENT X DISCUSSION				
SUBJECT:				
REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly				
Discussion and possible action regarding a Lease Agreement Renewal between the City of Las				
Vegas and Stargate Plumbing at the Las Vegas Business Center, 1951 Stella Lake Drive (\$63,072 revenue/36 months-Las Vegas Business Center Operations Fund) - Ward 5 (Weekly)				
Fiscal Impact				
No Impact	Amount: \$63,072/36 months (income)			
Budget Funds Available	Dept./Division: Neigh. Svcs./Neigh. Devel.			
Augmentation Required	Funding Source: Las Vegas Business Center Operations Fund			

PURPOSE/BACKGROUND:

Stargate Plumbing provides contracted plumbing-related services to commercial building and renovation projects. Stargate Plumbing's lease term is three years with three, one-year options for renewal.

RECOMMENDATION:

Staff recommends approval of the Lease Agreement between the City of Las Vegas and Stargate Plumbing at the Las Vegas Business Center.

BACKUP DOCUMENTATION:

Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

SUE PRESCOTT, Neighborhood Services, stated that Stargate Plumbing has been a tenant of the Las Vegas Business Center since the Center opened. They have outgrown their current suite and are seeking to move into two larger suites in order to expand their business. They are a great tenant who always pays before the rent is due. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 3, 2002 Neighborhood Services

Item 3 – Discussion and possible action regarding a Lease Agreement Renewal between the City of Las Vegas and Stargate Plumbing at the Las Vegas Business Center, 1951 Stella Lake Drive

MINUTES – Continued:

COUNCILMAN MACK discussed with SHARON SEGERBLOM, Director of Neighborhood Services, and MS. PRESCOTT that the income from the Las Vegas Business Center is utilized to support the incubator program within this same Center.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:14-3:15)



AGENDA SUMMARY PAGE REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 3, 2002

	REAL ESTATE COMMITTEE MEETING OF. SEPTEMBER 3, 2002			
DEPAI DIREC	RTMENT: PUBLIC WORKS TOR: RICHARD D. GOECK	CONSENT X DISCUSSION		
SUBJECT: REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly				
City of known	Las Vegas for the sale of City ow	g a Purchase Agreement between Javier Barajas and the vned propety located at 5300 West Charleston Boulevard 6 for \$250,000 (less City's share of closing costs and		
<u>Fiscal</u>	<u>Impact</u>			
	No Impact	Amount: \$250,000 HOME Fund Reimb.		
	Budget Funds Available	Dept./Division: Public Works/Real Estate		
	Augmentation Required	Funding Source: HOME Funds Reimbursement		

PURPOSE/BACKGROUND:

This parcel was purchased using \$228,000 Home Investment Partnerships Programs (HOME) funds. The original Sub-recipient, Help Them Walk Again Found, was unable to raise sufficient funds to develop the property as planned. A Grant Deed from the Sub-recipient transferred ownership to CLV in repayment for the HOME loan. The parcel is 0.54 acres, has been vacant for decades and is currently zoned R-1. The Real Estate & Assets Division was presented with an offer for the land and wished to proceed with the sale of the property. When escrow closes, the funds will be returned to Neighborhood Services to be refunded to the HOME account.

RECOMMENDATION:

Staff recommends approval of the sale of this property, and authorize staff to execute all the additional documents necessary to close escrow and record title.

BACKUP DOCUMENTATION:

- 1. Land Purchase Agreement
- 2. Counter Offer
- 3. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 3, 2002 Public Works

Item 4 – Discussion and possible action regarding a Purchase Agreement between Javier Barajas and the City of Las Vegas for the sale of City owned propety located at 5300 West Charleston Boulevard known as Parcel Number 138-36-803-016 for \$250,000

MINUTES – Continued:

JOHN McNELLIS, Deputy Director of Public Works, indicated that this parcel was originally purchased with Home Investment money. The Help Them Walk Again Foundation was the original developer of the site, but only developed the east half of the site because of financial obligations on the remainder of the property. As a result of the obligations, the property was eventually returned to the City. The City intends to repay the original Home Investment monies with this sale. The sale should barely break even and is a good deal for the City. Staff recommends approval.

KEVIN JACOBSON appeared on behalf of MR. BARAJAS and explained that he owns the property adjacent to this parcel. MR. BARAJAS is a very honorable man with a very successful business. MARLENE CUBERT, Realty Executives, added that MR. BARAJAS is prepared to put cash into the escrow and close as soon as possible.

MR. McNELLIS clarified for the record that the parcel number 138-36-803-016 is correct, but the vacant lot, which is adjacent and immediately west of 5300 West Charleston, does not have a formal address. COUNCILMAN MACK directed that the clarification be made at the City Council meeting.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:15-3:17)

AGENDA SUMMARY PAGE REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 3, 2002

DEPAR	DEPARTMENT: PUBLIC WORKS			
DIRECT	FOR: RICHARD D. GOECK	KE CONSENT X DISCUSSION		
<u>SUBJE</u>	ECT:			
REPOR	REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly			
Discuss	ion and possible action regarding	g an Easement and Rights-of-Way between the City of		
Las Veg	gas (City) and the Las Vegas Vall	ley Water District (LVVWD) for the construction of		
water li	nes to service Mirabelli Senior Co	enter, located at 6208 Hargrove Avenue - Ward 1 (M.		
McDon	McDonald)			
<u>Fiscal</u>	<u>Impact</u>			
X	No Impact	Amount:		
	Budget Funds Available	Dept./Division:		
	Augmentation Required	Funding Source:		
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PURPOSE/BACKGROUND:

The City is in the process of going out to bid for the construction of Mirabelli Senior Center. In order to have water service for the center site, the City is required to grant an Easement and Rights-of-Way to LVVWD for contruction of the water lines.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

- 1. Easement and Rights of Way
- 2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

JOHN McNELLIS, Deputy Director of Public Works, advised that certain easements rights have to be granted in conjunction with development of the Mirabelli Senior Center. Everything is in order and staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 3, 2002 Public Works

Item 5 – Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for the construction of water lines to service Mirabelli Senior Center, located at 6208 Hargrove Avenue

MINUTES – Continued:

COUNCILWOMAN McDONALD confirmed with MR. McNELLIS that the Mirabelli Senior Center will be going out to bid soon, construction will hopefully commence this calendar year and opening is projected for next summer. COUNCILWOMAN McDONALD pointed out that this facility is at the border of Wards 1 and 2 and will be used by senior residents of Ward 2. This is a long-time coming project.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:17 - 3:18)



AGENDA SUMMARY PAGE REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 3, 2002

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DEPAR	DEPARTMENT: PUBLIC WORKS			
DIRECT	TOR: RICHARD D. GOECH	(E	CONSENT	X DISCUSSION
<u>SUBJE</u>	ECT:			
REPOR	REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly			
Discuss	sion and possible action authorizing	ng staff to enter inte	o negotiations	with the State of
Nevada	regarding a proposed relinquish	ment of Floyd Lam	ib State Park, S	State-owned and State-
leased 1	and located south of Moccasin Re	oad and north of G	rand Teton to t	the City of Las Vegas
(CLV) -	- Ward 6 (Mack)			
<u>Fiscal</u>	<u>Impact</u>			
X	No Impact	Amount:		
	Budget Funds Available	Dept./Division:		
	Augmentation Required	Funding Source	e:	
•	-	_		

PURPOSE/BACKGROUND:

The State of Nevada approached the CLV regarding a possible relinquishment of the above-named property to CLV. The State is proposing to relinquish State-owned and State-leased land in favor of the CLV. Staff is requesting approval to enter into formal negotiations with the State of Nevada for this property transfer. This transaction would require legislation to approve.

RECOMMENDATION:

Staff recommends approval to enter into negotiations

BACKUP DOCUMENTATION:

Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.



REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 3, 2002

Public Works

Item 6 – Discussion and possible action authorizing staff to enter into negotiations with the State of Nevada regarding a proposed relinquishment of Floyd Lamb State Park, State-owned and State-leased land located south of Moccasin Road and north of Grand Teton to the City of Las Vegas

MINUTES – Continued:

DEPUTY CITY MANAGER FRETWELL outlined contact from the Governor's office regarding the possible transfer of the park back to the City of Las Vegas. The item is in order and staff recommends approval. It is anticipated that due diligence will take about 60 days. After the exact commitment on the part of the City is ascertained, staff will bring the matter back before Council. Transfer of the park would require an act of the legislature and require several months.

COUNCILMAN MACK noted that there has been ongoing dialogue regarding this matter for some time. He has met with area residents and there has been both support and opposition. His position is the City should move cautiously forward. For the record, should the City take possession of the state park, it would be with the intent to preserve the rural character of the park. There are appropriated funds for master planning in that area which has been held to the side in order to evaluate the entire mix, including the adjacent equestrian park.

DON WHITE, Tule Springs Preservation Group, identified his group as the civilian arm and support group for the State Park System of Southern Nevada. Their concern would be to maintain as much of the park in a rural character. The historically registered buildings on the site must be maintained. This registration is rare and needs to be preserved. The neighborhood is quite extensive in this area given the size of the properties in the area, but the neighbors want input into this park. His organization was originally opposed to the transfer, but ultimately they would support whichever entity can best care for the park. COUNCILMAN MACK indicated that he would desire to have them involved.

MR. WHITE pointed out several areas in which the maintenance of the park has been substandard, including a recent failure of the irrigation system for lack of money to buy replacement parts. His organization has worked for three years to create the oral histories of the park and is close to getting the Visitors Center opened. They do not want to see all that work go to waste. COUNCILMAN MACK stressed that he was impressed with the history of the buildings alone and shocked by the fact that the State brings mowers all the way from Carson City to do work in the park. The maintenance is very poor. DEPUTY CITY MANAGER FRETWELL confirmed for COUNCILWOMAN McDONALD that staff will be evaluating the financial impact of park maintenance as well as staffing of the park as a result of the possible transfer. The City does have \$250,000 for master planning of parks in this entire area and

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 3, 2002 Public Works

Item 6 – Discussion and possible action authorizing staff to enter into negotiations with the State of Nevada regarding a proposed relinquishment of Floyd Lamb State Park, State-owned and State-leased land located south of Moccasin Road and north of Grand Teton to the City of Las Vegas

DEPUTY CITY MANAGER FRETWELL pointed out that this would be a great place for MR. WHITE and his organization to be involved. The area involves the developed state park, the equestrian park, leased land, federal R&PP land and the potential shooting range which may pass through Congress this year. The Planning Department will be leading the way in this master planning as well as the possible financial impacts of a transfer. It is beneficial that the State is a willing partner who will be sharing in this information over the next couple weeks.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:18-3:27)

REAL ESTATE COMMITTEE AGENDA REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 3, 2002

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES: None. (3:27) 1-559
THE MEETING ADJOURNED AT 3:27 P.M.
Respectfully submitted: VICKY DARLING, ASSISTANT DEPUTY CITY CLERK

September 4, 2002